

ACTION

DESIGN REVIEW COMMITTEE Chula Vista, California

March 6, 2006
4:30 p.m.

Council Chambers Building
Conference Room C-101
276 Fourth Avenue, Chula Vista

ROLL CALL: Calvo, Magallon, Mestler

ABSENT: Alberdi, Bringas

PUBLIC HEARING:

1. DRC-05-08 Canyon View Congregation of Jehovah's Witness Chula Vista, Inc.
860 Duncan Ranch Road
Chula Vista, CA
Construction of an 11,328 sq.ft. Jehovah's Witness Kingdom Hall, along with parking and landscaping in the Salt Creek Ranch area.

Project Manager: Ann Pease, Associate Planner

Action: (Magallon/Calvo) (3-0-0-2) Approve with modifications:

1. **Condition I.B.2a. The stucco on the low wall at the main entrance to the church is to be a sand finish; and the color of pre-cast concrete wall cap is to be a complimenting color.**
2. **New Condition 7. The finish for the building will be a stucco sand finish.**

2. DRC-06-32 Jaime Tellez
247 H Street
Chula Vista, CA
Design Review for seven (7) units each with a two-car garage.

Project Manager: Lynnette Lopez, Associate Planner

Action: (Magallon/Calvo) (3-0-0-2) Approve with modifications:

1. **Condition B2a. Building colors to reflect deeper tones of roof tile.**
2. **Modify first sentence of Condition 9: Submit and obtain approval of a detailed wall, gate, and fencing plan for freestanding combination wrought iron/solid masonry walls.**

PRELIMINARY REVIEW:

3. DRC-06-38

Flo-Grove LLC
46 Madison Ave
Chula Vista, CA

Proposal is for 3 detached two-story units on a 10,329 sq. ft. lot.

Project Manager: Jeff Steichen, Associate Planner

Action: None taken. In general, the committee expressed preference for the conceptual design. They made the following recommendations:

1. Accent colors are somewhat strong consider limiting the use on building facades and possibly using only on the window shutters.
2. No issue with request for reduction of rear yard setback.
3. Elevation facing Madison Avenue should have more articulation along the column.
4. Recommended using another type of dormer vent that is not quite as visible.

ADJOURNMENT:

At 6:03 p.m. to a regular meeting on Monday, March 20, 2006 at 4:30 p.m. in Conference Room C-101.